

157.0

0003

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

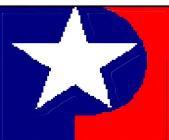
603,300 / 603,300

USE VALUE:

603,300 / 603,300

ASSESSED:

603,300 / 603,300


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
203		RENFREW ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KOSTANDOS MARIA P	
Owner 2:	
Owner 3:	

Street 1: 203 RENFREW STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1940, having primarily Vinyl Exterior and 938 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description							User Acct
							104381
							GIS Ref
							GIS Ref
							Insp Date
							07/11/18

PREVIOUS ASSESSMENT										Parcel ID	157.0-0003-0001.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2020	101	FV	162,400	0	7,000.	441,000	603,400	603,400	Year End Roll			12/18/2019
2019	101	FV	148,600	0	7,000.	441,000	589,600	589,600	Year End Roll			1/3/2019
2018	101	FV	150,300	0	7,000.	371,700	522,000	522,000	Year End Roll			12/20/2017
2017	101	FV	150,300	0	7,000.	340,200	490,500	490,500	Year End Roll			1/3/2017
2016	101	FV	150,300	0	7,000.	289,800	440,100	440,100	Year End			1/4/2016
2015	101	FV	149,600	0	7,000.	252,000	401,600	401,600	Year End Roll			12/11/2014
2014	101	FV	149,600	0	7,000.	233,100	382,700	382,700	Year End Roll			12/16/2013
2013	101	FV	149,600	0	7,000.	221,800	371,400	371,400				12/13/2012

SALES INFORMATION										TAX DISTRICT	PAT ACCT.						
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes								
	15739-462		8/1/1984		95,000	No	No	Y									

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
1/28/2002	59	New Wind	4,500	C				9 REPLACEMENT WIND		7/11/2018	Inspected	BS	Barbara S				
										5/24/2018	MEAS&NOTICE	BS	Barbara S				
										10/17/2008	Meas/Inspect	189	PATRIOT				
										12/16/1999	Mailer Sent						
										11/30/1999	Entry Denied	268	PATRIOT				
										7/17/1993		EK					

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

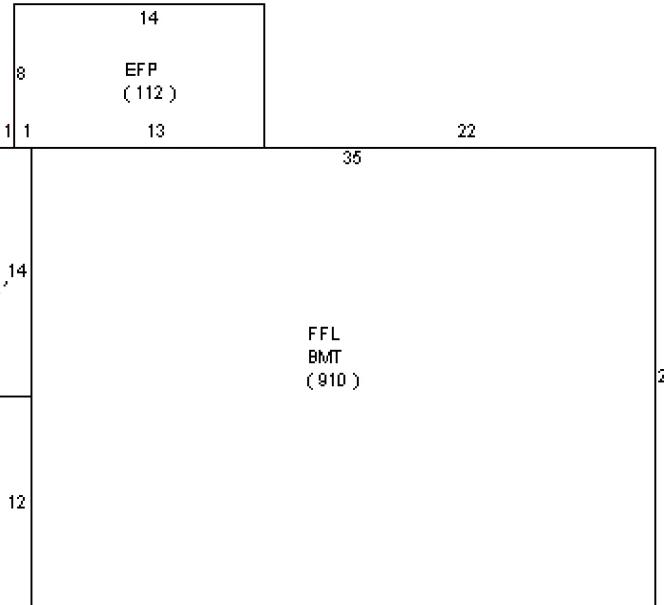
Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	LT GREEN	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

**COMMENTS**

SCUTTLE SINK IN BSMT.

**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1940
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G4
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

**DEPRECIATION**

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

**CALC SUMMARY**

Basic \$ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj \$ / SQ:	126.326
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	235227
Depreciation:	72921
Depreciated Total:	162307

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	126.33	
Special Features:	0	Val/Su Net:	81.64	
Final Total:	162300	Val/Su SzAd:	173.03	

**PARCEL ID**

157.0-0003-0001.0

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

**SUB AREA****SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	938	37.900	35,548						
FFL	First Floor	938	126.330	118,494						
EFP	Enclos Porch	112	50.760	5,685						
Net Sketched Area:						Total:	159,727			
Size Ad	938	Gross Are	1988	FinArea	938					

**IMAGE**

**AssessPro Patriot Properties, Inc**